

# PARK LANNEVES

BODMIN, CORNWALL



PART OF THE  
TREVETH GROUP  
A CORNWALL COUNCIL  
OWNED PARTNERSHIP

A COLLECTION OF 2 AND 3 BEDROOM SHARED OWNERSHIP HOMES









## A development of two and three bedroom shared ownership houses on the former St Lawrence's Hospital site on the western side of Bodmin.



Perfectly located just a short distance from the town of Lostwithiel and 26 miles from the major city of Plymouth, Park Lanneves is the perfect place to call home.

Surrounded by countryside, Bodmin town includes several high streets that mix national chains with local

independent shops, as well as pubs, restaurants, bakeries, butchers and usual food stores that cater your everyday needs. The Capitol Cinema and Bodmin Theatre are also within easy reach for enjoying evenings out.

For young families, a choice of four primary schools are nearby, with

St Mary's Catholic Primary School being the nearest. Bodmin College, a secondary academy school that serves the community of Bodmin is within easy reach.

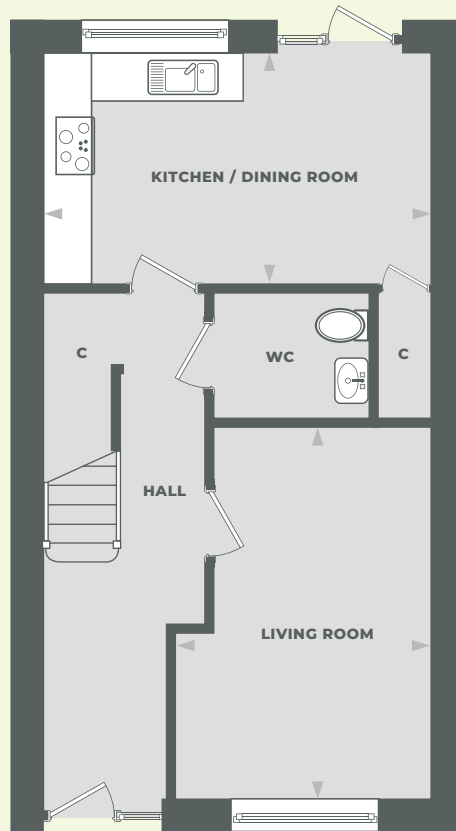




The artist's impression shows features and treatments, which may vary from the finished development. Similarly, the landscaping shows how the site may look when mature.

# The Cardinham

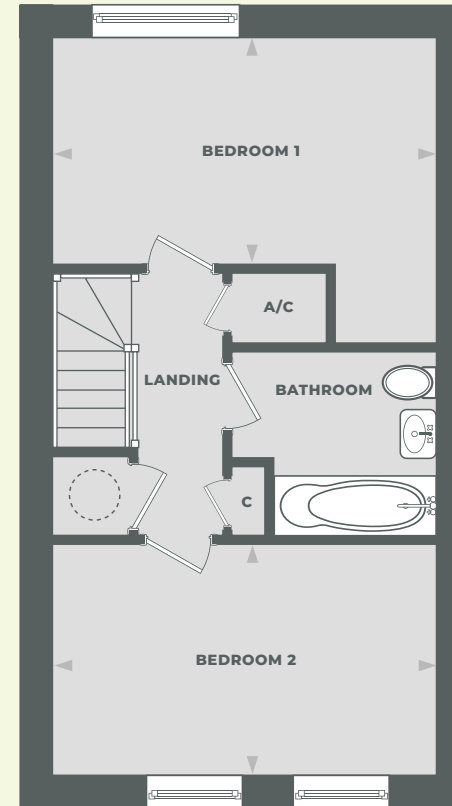
Two bedroom home



## Ground Floor

Living Room: 4.45 x 3.02m (14'5" x 9'10")

Kitchen / Dining Room: 4.63 x 2.76m (15'1" x 9'05")



## First Floor

Bedroom 1: 4.63 x 2.81m (15'1" x 9'2")

Bedroom 2: 4.63 x 2.86m (15'1" x 9'4")

All measurements have been taken from plans and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.



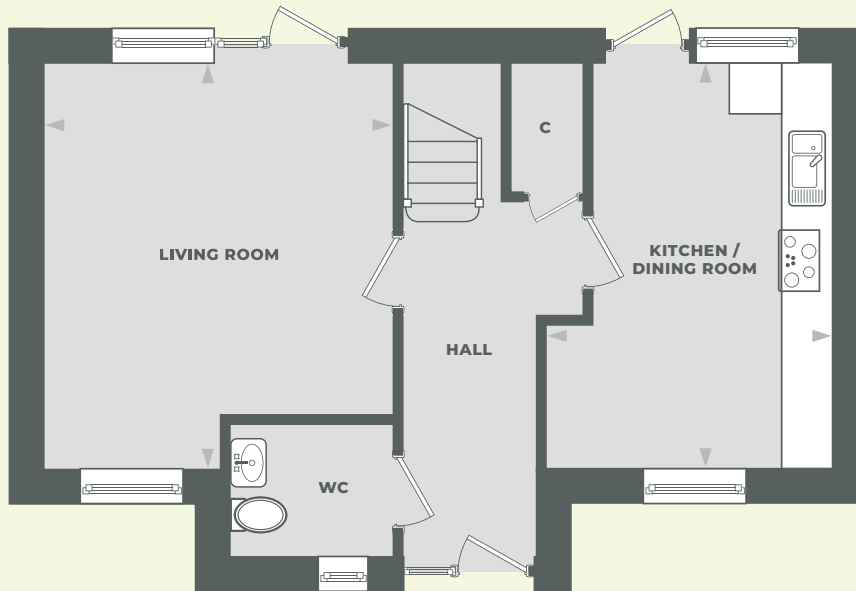


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# The Morvah

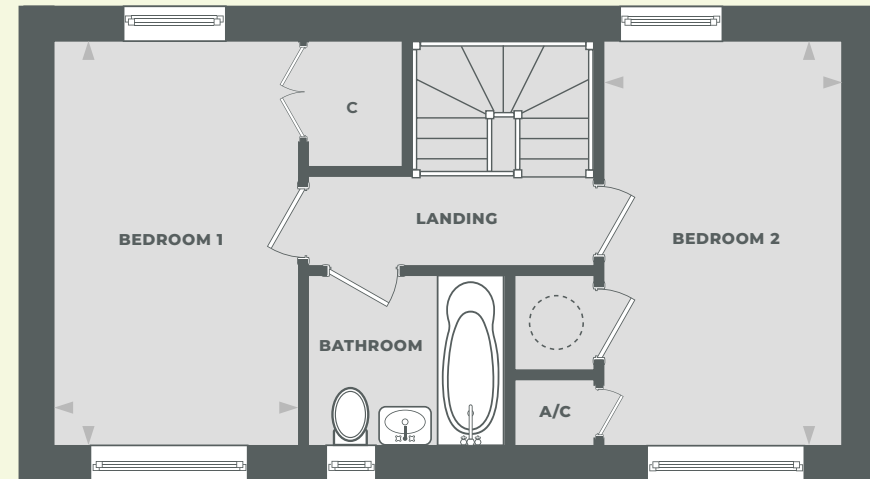
Two bedroom home



## Ground Floor

Living Room: 3.90 x 3.81m (12'7" x 12'5")

Kitchen / Dining Room: 4.84 x 3.42m (15'8" x 11'2")



## First Floor

Bedroom 1: 3.58 x 3.07m (11'7" x 10'0")

Bedroom 2 : 4.53 x 2.77m (14'8" x 9'1")

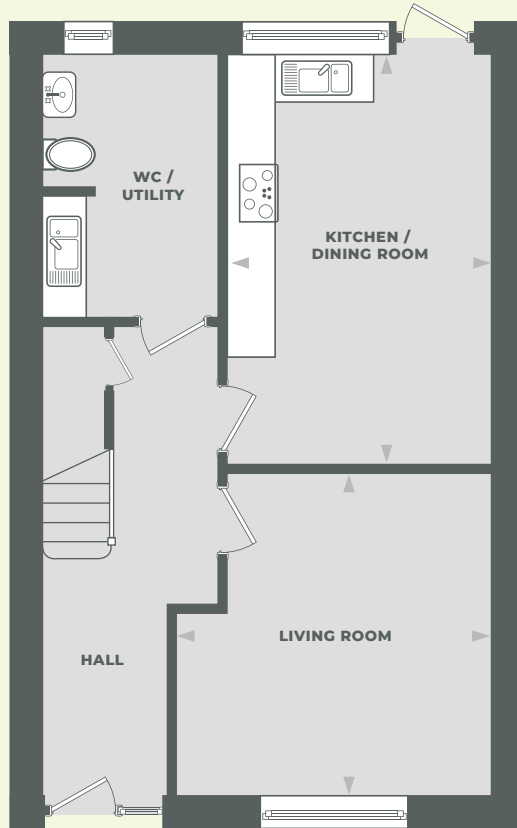


The artist's impression shows features and treatments, which may vary from the finished development. Similarly, the landscaping shows how the site may look when mature.



# The Ladock

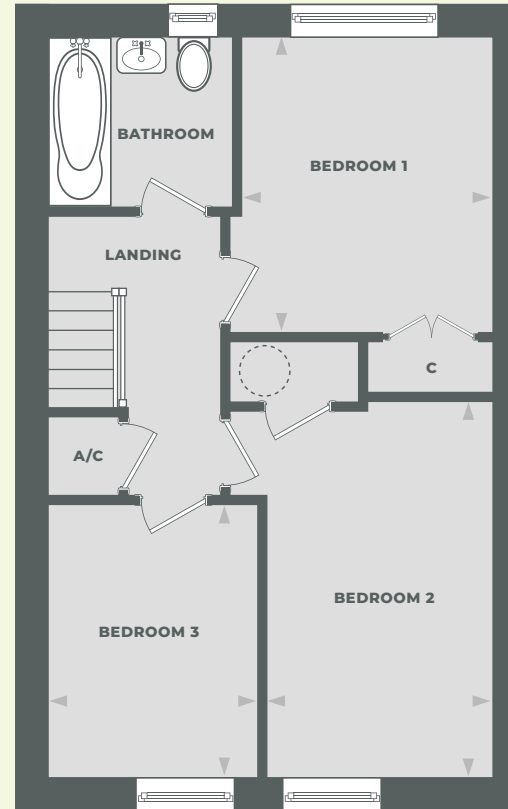
Three bedroom home



## Ground Floor

Living Room: 3.90 x 3.81m (12'7" x 12'5")

Kitchen / Dining Room: 4.84 x 3.14m (15'8" x 10'3")



## First Floor

Bedroom 1: 3.58 x 3.07m (11'7" x 10'0")

Bedroom 2: 4.53 x 2.77m (14'8" x 9'08")

Bedroom 3: 3.29 x 2.55m (10'7" x 8'3")



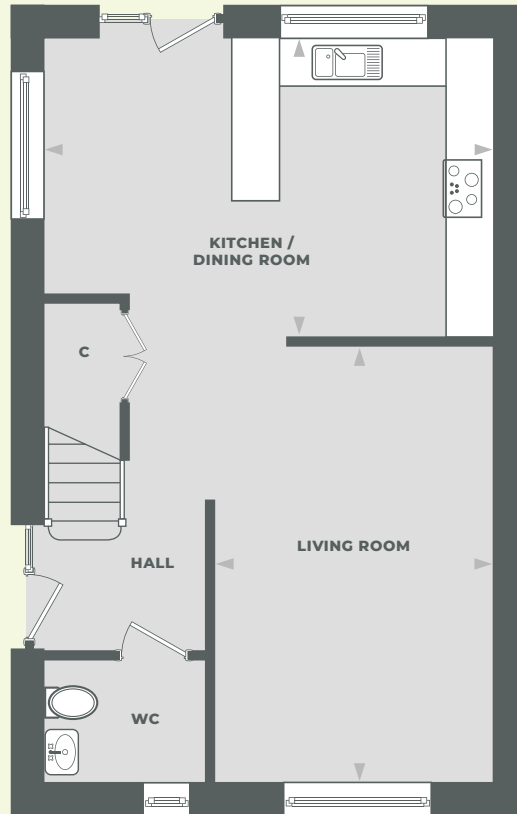


The artist's impression shows features and treatments, which may vary from the finished development. Similarly, the landscaping shows how the site may look when mature.



# The Cambrose

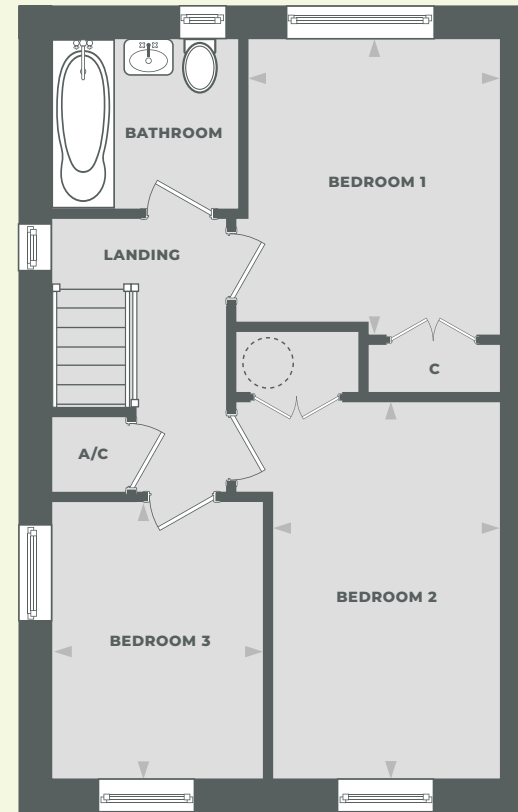
Three bedroom home



## Ground Floor

Living Room: 5.35 x 3.41m (17'5" x 11'1")

Kitchen / Dining Room: 5.49 x 3.59m (18'0" x 11'7")



## First Floor

Bedroom 1: 3.59 x 3.08m (11'7" x 10'1")

Bedroom 2: 5.56 x 2.74m (18'2" x 8'9")

Bedroom 3: 3.22 x 2.53m (10'5" x 8'3")



# A future proofed investment in quality and character

## Internal

Carpets included as standard throughout

Storage to all house types

## External

1800mm x 1800mm closeboard fencing to rear garden where applicable (plot specific)

450 x 450 patio slabs and paths

External tap

## Cloakroom

Half height tiling behind WC and splashback behind sink

Vinyl floor covering

## Kitchen

Fitted kitchen with under pelmet lighting

40mm worktops with matching upstands

One & half bowl sink with mixer taps

Glass splashback to hob

Vinyl floor coverings

Single electric oven, ceramic hob and electric hood

Plumbing and electrics for washing machine / washer

dryer / dishwasher within specified areas

## Family Bathroom

Full height tiling to bath and half height tiling to sanitary ware

Shower over bath

Glass shower screen

Shaver point

Vinyl floor covering

## Electrical

TV socket to lounge and master bedroom

USB sockets to kitchen, diner, lounge and master bedroom.

BT socket and ethernet point to lounge

Recirculating fan with cooker hood to kitchen

Mains operated smoke detectors with battery back up

Fire alarm and misting fire safety system

Recessed downlighters to kitchen

External light to front door and rear

PV panels

## Decoration

Internal walls emulsioned white

All ceilings smooth finish – emulsioned white

Internal woodwork coated with white satin

## Heating

Air source heat pumps

## Windows

UPVC double glazed windows

**Homes are timber frame construction. Please refer to working drawings for detailed construction information.**

*Please be aware that specification may vary depending on the plot and the house type. Please refer to working drawings. Treveath homes reserves the right to alter the specification as required throughout the build process.*







### Tenure Key

- Open Market Rent
- Affordable Rent
- Shared Ownership
- Open Market Sale

### House - Types Key

- The Cardinham ~ 2 bed house
- The Ladock ~ 3 bed house
- The Cambrose ~ 3 bed house
- The Davidstow ~ 4 bed house
- The Morvah ~ 2 bed house
- The Lerryn apartments
- The Lanivet apartments



# A guide to Shared Ownership

Shared Ownership is a government-backed scheme that could help you get a foot on the property ladder. At Park Lanneves, you can choose a beautiful two or three-bedroom house that could get you on the property ladder more quickly than buying a home outright by using Shared Ownership.



If you can't afford all of the deposit and mortgage payments for a home that meets your needs, shared ownership offers you the chance to buy an initial share of your home, based on its market value, whilst paying rent on the remaining share. At Park Lanneves, you can purchase an initial share of your home between 25% and 75% of the property's value and pay rent on the rest. Even better, because you are buying a share of the property, the deposit you need to save is smaller too, making this a more affordable option.

If you wish, you can decide to buy further shares of your home in the future either in stages or all at once, this is called staircasing. This will reduce the rent you have to pay, and you can increase your share gradually until you own 100% of your home.





## Your questions answered

### Am I eligible for shared ownership?

You can apply for shared ownership if:

- **You are a first-time-buyer.**
- **You are an existing shared owner moving to another shared ownership home.**
- **You have previously owned a home but need help buying a new one.**
- **You have a combined household income less than £80,000.**
- **You are able to afford the mortgage, rent and service charges.**

### How much of my home can I afford to buy?

This will vary depending on your circumstances. An independent financial advisor will carry out an affordability assessment to determine the exact share that is right for you and your circumstances. They will also carry out an affordability check with the most appropriate mortgage lender, to ensure you can get the amount you need to complete your purchase, This is all quite straightforward, and we can take care of it for you.

### What is staircasing?

You can buy more shared of your home after you become the owner. This means that you can choose to increase the amount you own gradually, until you own 100% of your home.

### How much does staircasing cost?

The cost of the additional shares will depend on the current market value of your home at the time you wish to buy more. When you buy more shares, you'll pay less rent. Along with the cost of the additional shares that you are buying, there are other legal costs that you will need to consider.

To find out more visit:  
[www.gov.uk/shared-ownership-scheme](http://www.gov.uk/shared-ownership-scheme)

### What will my responsibilities be?

You will have a shared ownership lease which tells you your rights and responsibilities, which include being responsible for the maintenance and repairs on your home as well as paying your rent, service charges and your mortgage payments.

### Do I need to pay Stamp Duty?

When you purchase a home through shared ownership, you can make a one-off Stamp Duty payment based on the local market value of the property, this means that you won't have to pay any Stamp Duty in the future when staircasing.

Alternatively, you can pay the Stamp Duty in stages. There will be no Stamp Duty to pay until your owned share reaches 80% and above. If you are staircasing to 80% of your home, you will need to pay Stamp Duty on the share that took you over 80% and any further transactions.

### I am interested in shared ownership, what next?

Our friendly sales team will be happy to discuss the shared ownership scheme with you and answer any questions you may have to help you find your perfect new home at Park Lanneves.









# PERRAN HOUSING

**We create new homes and places for people who live and work in Cornwall.**

Perran Housing, part of Treveth delivers new homes for the benefit of people who live and work in Cornwall. We are a Cornish company that puts Cornwall and its people first. Any profit we make is returned to our partner, Cornwall Council.

## **In Cornwall. For Cornwall.**

Our mission is to create sustainable growth and investment in Cornwall, our core values are:

### **Passionate**

We are committed to delivering exceptional places

### **Legacy**

We are united in working responsibly for one community and one environment

### **Agility**

We react positively and innovatively in an ever-changing environment

### **Community**

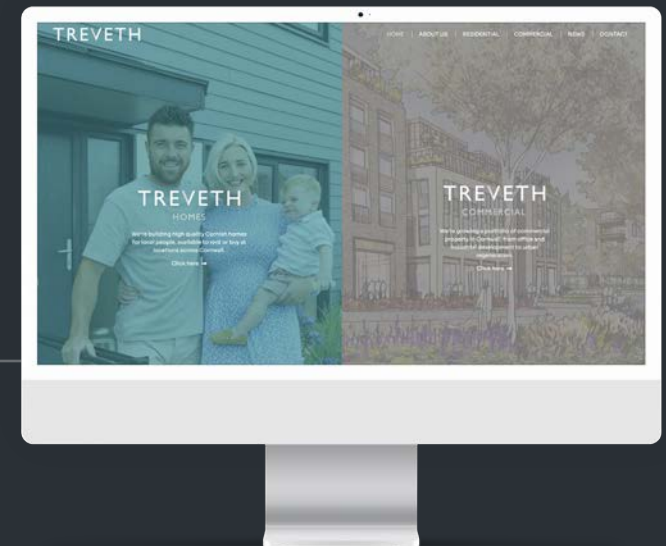
We prioritise local people, building stronger communities through long-term stewardship

### **Equitable**

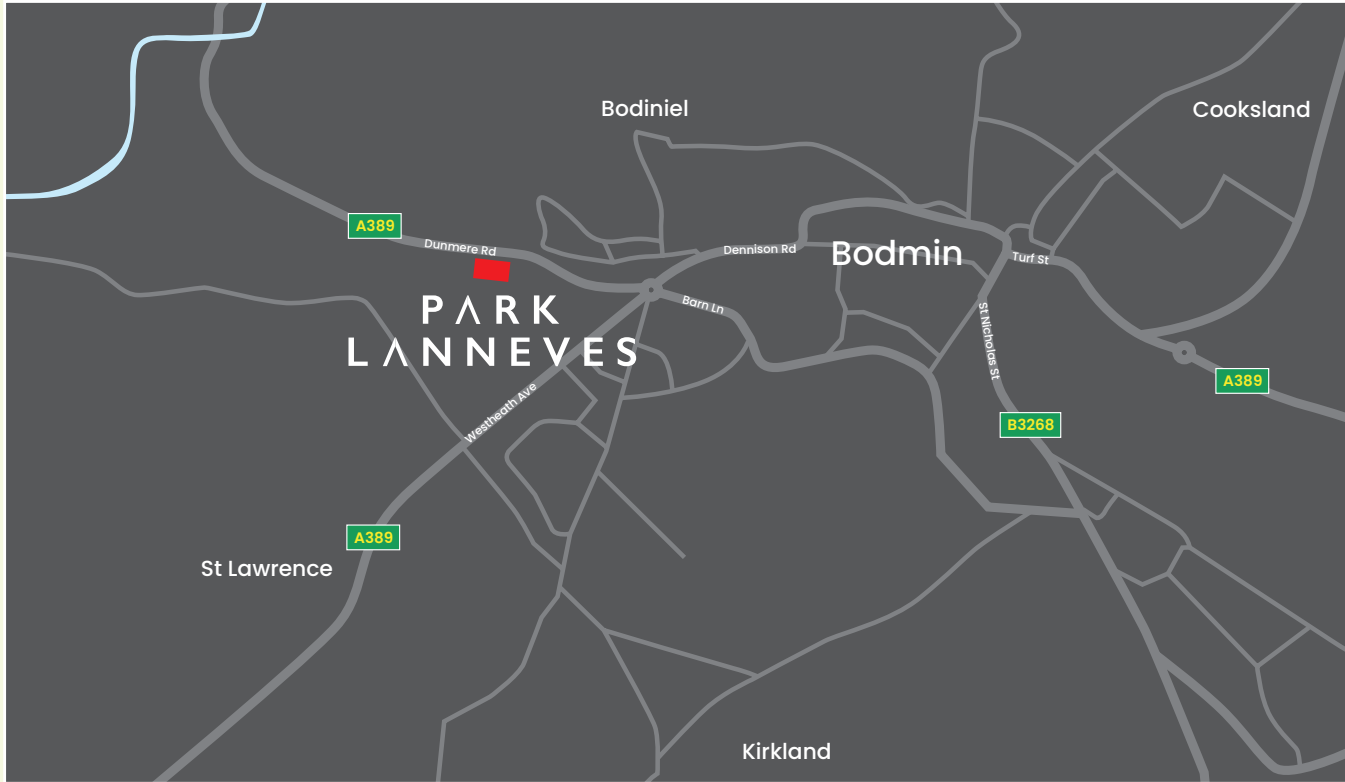
We pride ourselves on treating everyone fairly with honesty and integrity



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Satellite navigation: PL31 2TR

For more information please contact



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Treveth have a policy of continuous improvement and certain details may have changed since the printing of this brochure. The artist's impressions, floor plans and maps are for guidance purposes only, landscaping shows how the site may look when mature. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. This brochure does not constitute an offer or contract and Treveth reserves the right to change any specification of the homes at any time during the course of construction without notice.



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